

HI COUNTRY HAUS CIRA

Newsletter November 2016

Dear Delegates:

Here is an update to what is happening in our community and what the Board has been working on. Please send this to the owners in your building.

BUSES IN WINTER PARK

Winter Park has replaced most of their old buses. Ski racks are no longer available on the outside of the bus. Skis will need to be carried on the bus, but the doors are much wider making it easier.

Don't spend lots of time in the cold waiting for your bus. Download the RideHop app with code "lift" to see where the bus is on your route. There is also a Night Lift call. The ride phone number is on the new Lift signs. You can call for a ride at night.

There is a bus stop at the Recreation Center. Because the bus route was changed last year, signs will be changed from Building 19 to the area by Buildings 15 and 16. The ski bus no longer exits the same way it enters our community. The ski bus exits by Hernandos now.

THE PLAYGROUND AREA AND PAVILLION UPGRADES

The playground has been completed. Please check it out next time you are in Winter Park. Pictures will be posted on our website.

The broken picnic table was removed from the pavilion and the rest will be cleaned up next spring.

The volleyball court will be cleaned up and some new sand spread next spring. We are getting a bid for this work.

SNOW PLOWING

Beavers is meeting with Mountain Madness to address snow storage. We had several issues last winter and these are being discussed to avoid problems this winter. Signs have been posted in areas where we had the most identified problems last year. If your building has a problem this year, please let us know.

DUMPSTERS

Some of the dumpsters have leaking roofs (Bldgs 16, 15, 12, CMC, 8 and 28). The Board has authorized Beavers to repair the roofs as preventative maintenance.

SOUTH BRIDGE

We have a copy of the police report. The District Attorney is going to file charges against the person that did the damage to our bridge. The insurance company has inspected the damage and has prepared a settlement statement authorizing reimbursement of approximately \$6,000. The DA is going to try to get our \$500 deductible reimbursed.

JVA is in the process of preparing a plan to bring the bridge up to code. This will involve metal railings. After we get this plan, we will go out for bids. There will be no special assessment for this. We will work within our budget. If the repair bringing it up to code is more than our budgeted amount, we will repair to previous condition.

RECREATION CENTER

Security is a big issue. There have been reports by owners of unauthorized users. We understand that we are considered the go-to pool area in the Valley. The Police Department was called to find out what we needed to do to help prevent unauthorized use of our outdoor hot tub. They agreed with the actions

we have already identified. They also suggested putting up signs that say, "No Trespassing". If an owner is in the hot tub and identifies an unauthorized guest, they can dismiss themselves, go inside and call the police department. They will come out and issue a citation as long as the unauthorized guest does not have a card to the Rec Center.

There have been several instances where unauthorized guests have cards giving them access to the Rec Center. Owners are reminded that cards should not be given out to friends in the Winter Park/Fraser area. The Rec Center is for the use of Hi Country Haus owners, renters and their guests. Guests are not considered individuals who live outside our community and just want to access our Rec Center. The Board will be working on a policy regarding the issuance and control of access cards at a future meeting. At this time we are requesting that owners make sure renters have access cards available in their units and make sure they are returned to the units. Beavers will no longer provide access cards to renters/guests. It is too easy for someone to walk into Beavers and say they are authorized and get a card when perhaps they are not part of our community. We thank you for your help in this matter.

The Board is going to install another camera on the deck that better captures the hot tub. A motion sensor light is also being installed that will be on a timer and will be used after the Recreation Center closes at night. We are hopeful that this will deter any after hour activity on the deck. The Recreation Center closes at 10 p.m. We anticipate this will be installed by December 6th.

The Board is having a 6 foot tall welded steel fence installed starting December 6th, weather permitting.

The Board is still looking at getting a new card reader system. We now have two bids. Should a new proximity card reader system be installed everyone would need to sign new waivers and get new cards. To prevent access problems, cards will be issued prior to the installation of the new card reader.

Humidity levels are high in the Pool area. Beavers had additional training on the HVAC system and is working to balance the airflow in the building and to monitor the temperatures.

It was identified that the ceiling in the men's locker room has no insulation. Centerre has investigated this and is reviewing the original plans for the building. Beavers is following up with them to get this remedied under our warranty.

Programmable thermostats are being installed in the Pool area to replace the current thermostats. These will be tamper resistant. One will be relocated as it is currently over a spa and is giving a false reading.

Handicap parking spaces have been reduced to two. The Town actually states we only need one based on the number of parking spaces we have. The handicap spaces have been moved off the incline on the South of the building to the front of the building.

The small hot tub in the building is being repaired. During Beaver's daily inspection/maintenance a low water level was identified in the small interior hot tub. The main filter housing had cracked and was leaking. This is being repaired and the spa will be out of order until approximately Friday, 12/13.

Some of the plastic handles on the inside hot tubs have broken. New ones have been ordered under warranty and should be received soon.

Beavers has been asked to check the jets in the swim spa. Some owners have reported that they are not working.

Owners are reminded that the Rec Center is not available for parties. Only the pavilion can be booked for parties.

MONTHLY ASSESSMENT OPTIONS

A couple of buildings have requested the use of ACH to pay the monthly assessment payments. This sounds like a good idea and buildings are encouraged to make these arrangements with their bank and Beavers. The following information was found regarding the benefits of using ACH:

ACH payments are electronic payments made through the Automated Clearing House (ACH) Network. They are a popular alternative to paper checks and credit card payments because of the benefits to merchants and consumers: everybody involved gets to save a little money and automate payments (which means fewer errors and less hassle).

Because they're electronic, ACH payments use fewer resources (paper, ink, fuel to transport checks, time and labor to handle and deposit checks, and so on).

Businesses benefit from sending and receiving funds with ACH. When customers pay by check, businesses need to wait for the mail to arrive - then they need to get the check to the bank. Payments get lost sometimes, and entering those payments into a recordkeeping system is labor-intensive. Electronic payments are received more quickly and reliably, and there's no need to forward checks to the bank.

The Buildings also benefit from ACH payments. There's no need to write checks and get them into the mail on time. If using automatic ACH payments, everything runs on autopilot.

To switch to ACH, your building can work directly with Beavers to have this service set up. Your Property Manager will need to provide Beavers with authorization to debit directly from the Building HOA's bank account. Your Property Manager can contact Anna Pennell with Beaver Village Management, 970-726-0547 to start the setup process.

PAVING THE ROADS

During the annual meeting this year, the Board agreed to get estimates on what it would cost to pave the community. We are in the process of getting bids for this work.

TRAFFIC MONITORING

During the annual meeting this year, the Board agreed to monitor traffic flow through our community to determine normal traffic flow before the Sitzmark development is completed and then again after the development is completed. Two companies have been contacted. It has been agreed that this will be started next May.

RESERVE STUDY

According to State Law, we need a reserve analysis to determine how much money we need to keep in reserves to handle repairs and replacements in the future for both the Recreation Center and the PUD. Our previous reserve analysis was for the old Recreation Center and the PUD combined. We have identified a company to go with and will request their analysis next summer/fall after the bridge has been completed, paving on the South side has been accomplished and our warranty period for the Rec Center has expired. We are asking for separate reserve studies – one for the Rec Center and one for PUD.

WEBSITE

Our website has been updated with current pictures of our new Recreation Center, previous newsletters and minutes of the meetings and the rules for using the Recreation Center. Please visit our website at <http://hcountryhaus.com/index.htm>

WINTER PARK TOWN PROPOSAL TO ACQUIRE ADDITIONAL RIGHT OF WAY

The Town made a presentation at our Board meeting. They had a survey conducted of our current road and as a result are requesting an additional 376.03 square feet of property to enable them to have a right of way that allows delivery trucks to make the turn safely into the Sitzmark development. The Board is not authorized to make this decision and we have gone out to the delegates for a vote.

NEXT BOARD MEETING The Board will not be meeting in December. The next Board Meeting will be held on January 7, 2017 at 4 pm at the Recreation Center.

The Board wishes everyone a healthy and happy holiday season. Good skiing, snowboarding and great outdoor activities to all.